BILL NO. Z-76-06-27

ZONING MAP ORDINANCE NO. Z-Lost

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. AA-9.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated a B-1-B District under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and amendments thereof; and the symbols of the City of Fort Wayne Zoning Map No. AA-9, referred to therein, established by Section 9, Article III of said Chapter as amended, are hereby changed accordingly, to-wit:

> Lot Nos. 334 thru 340 and Lot Nos. 296 thru 302 of Pfeiffer Place Second Addition, generally located as follows:
>
> Bounded on the north by Lillian Avenue; bounded on the west by Wells Street; bounded on the south by Irene Avenue; and bounded on the east by Cass Street.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor and legal publication thereof.

John Nuckols
Councilman

APPROVED AS TO FORM AND LEGALITY,
CITY ATTORNEY

Read the first time in full and on motion by ~~Nuckols~~, seconded by Hinga, and duly adopted, read the second time by title and referred to the Committee on Regulations (and the City Plan Commission for recommendation) ~~and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on ______, the ____ day of ______, 197__, at ______ o'clock P.M., E.S.T.~~

Date: 6/22/76 [signature]
CITY CLERK

Read the third time in full and on motion by Nuckols, seconded by Hinga, and duly adopted, placed on its passage. ~~Passed~~ (LOST) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT
TOTAL VOTES	0	9			
BURNS		✓			
HINGA		✓			
HUNTER		✓			
MOSES		✓			
NUCKOLS		✓			
SCHMIDT, D.		✓			
SCHMIDT, V.		✓			
STIER		✓			
TALARICO		✓			

DATE: 8-10-76 [signature]
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map) ~~(General) (Annexation) (Special) (Appropriation)~~ Ordinance (Resolution) No. ______ on the ______ day of ______, 197__.

ATTEST: (SEAL)

[signature]
CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the ______ day of ______, 197__, at the hour of ______ o'clock ______ M., E.S.T.

CITY CLERK

Approved and signed by me this ______ day of ______, 197__, at the hour of ______ o'clock ______ M., E.S.T.

MAYOR

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on June 22, 1976, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-76-06-27; and

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on July 19, 1976;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the City, and the amendment will be detrimental to and conflicts with the overall City Plan; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held July 26, 1976.

Certified and signed this 28th day of July, 1976.

Joseph N. Adair

Joseph N. Adair
Secretary

Bill No. Z-76-06-27

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance Amending the City of Fort Wayne Zoning Map No. AA-9

have had said Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance Do Not PASS.

John Nuckols - Chairman	John Nuckols
Paul M. Burns - Vice-Chairman	Paul Burns
Vivian G. Schmidt	Vivian G. Schmidt
Winfield C. Moses, Jr.	Winfield C. Moses Jr.
Donald J. Schmidt	D. Schmidt

8-10-76 CONCURRED IN

DATE CHARLES W. WESTERMAN, CITY CLERK

Prescribed by State Board of Accounts

A.E. BOYCE CO., MUNCIE, IND. GENERAL FORM NO 352

RECEIPT

№ 080

GENERAL FUND

FT. WAYNE, IND., June 3, 1976

RECEIVED FROM Jack Wisman $50.00

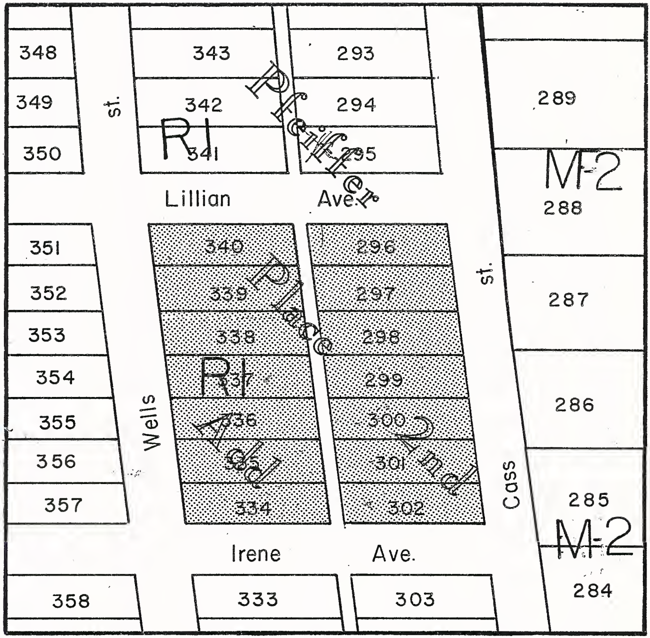
THE SUM OF Fifty ——— 00/100 DOLLARS

ON ACCOUNT OF Rezoning

Pfeiffers Place Addn

Ann Rogers

AUTHORIZED SIGNATURE



To be change from R-1 to B-1-B

6-7-76
AA-9
L.S.

N

PETITION FOR ZONING ORDINANCE AMENDMENT

Receipt No. ______

TO: COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA

Date Filed ______

Intended Use Appliance Service and Sales

I/We Jack and Marquerite Wisman
(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne, Indiana, by reclassifying from a/an R-1 district to a/an B1B district the property described as follows:

Pfeiffer place second add. is recorded on Plat Book 5 Page 80 in office of records of Allen County Lots ~~334 & 335~~- Lots # 334 thru # 340 and Lots # 296 thru # 302

(Legal Description)

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

(Name)	(Address)	(Signature)
JACK WISMAN	2030 OTSEGO DRIVE	Jack Wisman
MARQUERITE WISMAN	2030 OTSEGO DRIVE	Marquerite A. Wisman
E- P. Robinson	2501 CASS	E R. Robinson
SEE ATTACHED LIST OF PROPERTY OWNERS	2501 CASS	E. & P. Robinson

Legal Description Checked By: ______
(City Engineer)

NOTE FOLLOWING RULES:

All requests for continuances or requests that ordinances be taken under advisement shall be filed in writing in the office of the City Plan Commission by noon on the Wednesday preceding the meeting of the City Plan Commission at which the ordinance is to be considered. If the request for a continuance or advisement is filed within the required time, the matter will not be put on the agenda for that meeting. It shall be the obligation of the petitioner to notify the same property owners which the Plan Commission had notified by mail that the hearing has been postponed or rescheduled and inform them of the time and place of the meeting at which the ordinance will be considered. All withdrawals of the ordinances must be made in writing prior to the Plan Commission's vote on the ordinance.

Name and address of preparer, attorney or agent:

(Name)	(Address)	(Telephone Number)
JACK WISMAN	2030 OTSEGO DRIVE 46825	483-0575

CITY PLAN COMMISSION, CITY-COUNTY BUILDING, Room # 880, ONE MAIN STREET, FORT WAYNE, INDIANA, 46802 Telephone Number: 423-7571

WISMAN'S APPLIANCE SERVICE

APPLIANCE SERVICING

WASHERS • DRYERS • WATER HEATERS • GAS • ELECTRIC

RANGES • REFRIGERATORS • AIR CONDITIONERS • DISPOSALS • DISHWASHERS

PHONE 483-5808 | 2502 WELLS STREET | FORT WAYNE, INDIANA 46808

Contined names for zoning petition for Pfeiffer Place, second addition, as recorded on Plat Book 5, Page 80 in office of records of Allen County Lots

(Name)	(Address)	(Signature)
Keith L. Clark	2513 Cass	Keith L. Clark
Armina B. Clark	2513 Cass	Armina B. Clark
Laurence G. Orr	2513 Wells	Lawrence G. Orr
H. Henderson	507 Russell	Mr and Mrs Henderson
B. LaTourette	2512 Wells	Bob LaTourette
Klea Fisher	2510 Wells	Klea Fisher
~~Earl Robinson~~	~~2501 Cass~~	
	[illegible] Cass	Sandy Wolf
	2519 Cass	Media R. Juarez

We the Undersigned property Owners, are wholeheartedly against and do Not approve of a proposed amendment to the Zoning Ordance of the City of Fort Wayne, Indiana, which proposes to change the following described real estate from an "R1" District Single Family Residential to a "B1B" District Limited Business Lots # 296 thru 302 and [illegible] thru 340 Pfeiffer Place Second additions bounded on North by Lillian ave, and east by Cass st, on the south by Irene, and on the west by Wells St.-

RECEIVED
JUL 19 1976
FORT WAYNE CITY PLAN COMMISSION

7-16-76 Harold L. Zimmerman 2412 Wells St. Ft Wayne, Ind. 46808
7-16-76 Robert D. Rentschler 2330 Wells St. Fort Wayne, In. 46808
7-16-76 Frances M. Zimmerman 2412 Wells St Fort Wayne, Ind 46808
7-16-76 Martha Jones 436 Irene Ave Ft. Wayne. Ind 46808
7-16-76 Dorothy Sturges 2418 Wells Ft. Wayne, Ind. 46808
7 16 76 Alfred L Sturges Jr 2418 Wells Ft Wayne Ind 46808
7-16-76 Harry A. Sloan 2405 Wells St Ft Wayne 46808
7 16 76 Mildred J Sloan 2405 Wells St Ft Wayne 46808
7-16-76 ~~[illegible]~~ ~~2411 Wells~~ St. Ft. Wayne, 46808
7-16-76 ~~Nikki L. Widmeyer~~ ~~2411 Wells~~ St. Ft. Wayne, Ind. 46808
7-16-76 Mrs. June G. Chaney 2415 Wells St. Ft. Wayne, Ind. 46808
7-16-76 Annabel Earnhart 2425 Wells St. Fort Wayne, Ind. 46808
7-16-76 Esperanza C. Ojeda (HO) 2430 Wells St Fort Wayne Ind. 46808
7-16-76 Amor W. Plank 2425 Cortland ave " " " "
7-16-76 Josephine Plank 2425 Courtland ave Ft. Wayne 46808
7-16-76 Julia Day 2507 Wells St Fort Wayne Ind 46807
7-16-76 Delpha Sievers 2421 Cortland ave - Ft. Wayne, Ind.
7-16-76 Susan A. Bassett 2504 Cortland ave. Ft. Wayne Ind
7-16-76 Stephen R. Bassett 2504 Cortland ave. Ft. Wayne Ind.
7-16-76 ~~[illegible] Long~~ ~~436 Irene ave~~

We the Undersigned property-owners are wholeheartedly against and do Not approve of a proposed amendment to the zoning ordance of the City of Fort Wayne, Indiana, which prosposes to change the following described real estate from an "R1" District Single Family Residential to a "B1B" District Limited Business. Lots 296 thru 302 and 334 thru 340 of Pfeiffer Place second addition, bounded on the North by Lillian ave, on the east by Cass st, on the south by Irene ave, and on the West by Wells St,

Page 2

7-17-76	Helen Hollenbacher	432 Irene St Fort Wayne Ind.
7-17-76	Esther Nofzinger	2508 Courtland ave Ft. Wayne, Ind.
7-17-76	Le Roy Nofzinger	2508 Courtland Ave. " " "
7-17-76	Kaye A. Lampe	2518 Courtland Ave Ft. Wayne, Ind
7-17-76	Gene M Lampe	2518 Courtland ave FT Wayne
7-17-76	Florence Palmer	2625 Wells Ft Wayne, Ind.
7-17-76	Anna Shaffer	2633 Wells St Ft. Wayne, Ind
7-17-76	Mary M. Niblick	2614 Wells, St Ft. Wayne, Ind
7-17-76	Arlene C. Johnson	320 Lillian St Ft. Wayne Ind.
7-17-76	Blanche Jennings	2429 Cass Ft. Wayne Ind
7-19-76	Mr & Mrs Chas Cetting	2628 Wells Ft Wayne, Ind.
7-19-76	Mrs Lohrene Eby	2416 Courtland ave.
7-19-76	Dol Roe	2411 Courtland
7-19-76	Dorothy RoE	2411 Cortland
	John W. Cook	2403 Cortland Ave.
7-19-76	Marian W. Cook	2403 Cortland Ave
7-18-76	Matilda Foote	2404 Courtland

We the Undersigned Property-Owners, are wholeheartedly against and do Not approve of a proposed amendment of the Zoning Ordance of the City of Fort Wayne, Indiana, which proposes to change the following described realestate from an "R1" district Single Family Residential to a "B1B" district Limited Business.
Lots #296 thru 307 and 334 thru 340 of Pfeiffer Place Second addition, bounded on North by Lillian ave, and on the ~~West~~ East by Cass st., on the south by Irene ave., and on the West by Wells St.,

Page 3

7-18-76 Seymour Bennett 418 Clayton Ave
7-18-76 Esther M. Bennett 418 Clayton ave.
7-18-76 JoLee Smith 2422 Cortland ave.
7-18-76 Kenneth E Smith 2422 Cortland Ave.
7-18-76 Mrs John Barker
John W Barker

40

Number assigned by Bill Salin's office: #3238 Admn. Appr.

DIGEST SHEET

TITLE OF ORDINANCE Zoning Map Amendment Ordinance Z-76-06-27

DEPARTMENT REQUESTING ORDINANCE City Plan Commission

SYNOPSIS OF ORDINANCE Petitioners are requesting the rezoning of the following described property:

Lots # 334 thru # 340 and Lots # 296 thru # 302 of Pfeiffer Place Second Addition

generally located as follows:

Bounded on the north by Lillian Avenue, Bounded on the west by Wells Street,

Bounded on the south by Irene Avenue and bounded on the east by Cass Street.

From "R1" to "B1B"

EFFECT OF PASSAGE Property is presently zoned an "R1" District - One Family Residential. Petitioners are requesting a "B1B" District - Limited Business

EFFECT OF NON-PASSAGE Property would remain an "R1"

MONEY INVOLVED (Direct Costs, Expenditures, Savings) none

ASSIGNED TO COMMITTEE (J.N.) Regulations JJS